

# \$3,500,000 - 100 3rd Street, Beaverlodge

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MLS® #A2181829

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Beaverlodge, Alberta

Beaverlodge Industrial Property. 11.7 acres with a 12,000 sqft shop and an attached 4,875 sqft office, comes with reception area, board room, lunch room, bathroom, 6 offices with desks and chairs. The shop has 2, 100ft drive-through bays and a 100ft drive-through service bay with an 80ft pit. Concrete aprons in front and rear of shop buildings as well as a cold storage building, approximately 50 x 80 ft. Great access to the highway and secondary highway 722. UFA Cardlock is next door. This property is set right up, move in ready and well maintained. Suitable for transport or construction, the best shop, yard and location in Beaverlodge.

Built in 2006

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2181829    |
| Price      | \$3,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2006        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 100 3rd Street |
| Subdivision | NONE           |



|             |                                 |
|-------------|---------------------------------|
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Interior

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | Central Air                      |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Metal           |
| Foundation | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 346                |
| Zoning         | I                  |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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